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**DATE:** January 26, 2005

**TO:** File/Record/Applicant

**FROM:** Tim Neely, Director, RDMD / Planning and Development Services

**SUBJECT:** Planning Application PA04-0108 – Site Development Permit for a temporary model home sales office and (3) Three model homes for the first sale of homes within Tract 16482.

Owner: John Laing Homes - Luxury Group.

Agent: Bill Patterson, Hunsaker & Associates

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## **I. NATURE OF PROJECT:**

The proposed project is a site development permit to establish a temporary model home sales office and model home within Tract 16482 for the first sale of homes within the tract. The model home is located within Tract 16482 in Planning Area 4 of the Newport Coast Planned Community. The project consists of one (3) model single-family home on Lots 22, 23 and 24 within Tract 16482. The temporary parking lot is located on lot 25 of Tract 16482 and provides a total of ten (10) off-street parking stalls, including one (1) handicapped stall. The project will also include typical temporary model home signage and up to a maximum of 10 pennant flags (5 indicated on the site plan). In addition, the complex facilities also include a temporary restroom within the sales office, temporary walkways leading from the off-street parking area to the model sales office and three (3) model homes, as identified on the approved site plan.

The development is proposed as conventional single family residential under the Newport Coast Planned Community. Therefore, the subject tract is subject to the development regulations for conventional single family residential contained within the Newport Coast Planned Community Program Text.

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## **II. REFERENCE:** (Authority for administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 7-9-136.1 "Temporary Uses and Structures", together with the Newport Coast Planned Community Program Text.

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## **III. ENVIRONMENTAL DOCUMENTATION:**

The project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act.

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#### **IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Tim Neely, Director, RDMD / Planning and  
Development Services

By: \_\_\_\_\_  
John Buzas, Manager  
PDS/Current and Advanced  
Planning Services

#### **APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

#### **ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval